



CITY OF DUVALL
Planning Department
Copper Hill Square Building D
SPR08-001
NOTICE OF APPLICATION
March 6, 2008

PROJECT INFORMATION

The following permit application was submitted on February 25, 2008 and determined complete on March 4, 2008.

Name, Description, and Location of Project: *Copper Hill Square, Building D (PR08-001)*

The applicant, Mary Hanna Murphy, on behalf of Mastro Properties, is proposing to construct a 4,900 sq ft commercial building with associated improvements as the sixth phase to the Copper Hill Square development. The property is located on the northeast corner of Main Street (SR203) and NE 145th Street (parcel number 1749900000). The total site is approximately 7.84 acres. The sixth phase of improvements is approximately .47 acres and is zoned MU12 (Mixed-Use Commercial and Residential). The Comprehensive Plan designation is Commercial – Retail and Office.

OPPORTUNITY FOR PUBLIC COMMENT

Any interested person may send written comments about this application to Lara Thomas, Senior Planner, City of Duvall, P.O. Box 1300, Duvall, WA 98019, or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, March 21, 2008.** The Hearing Examiner is the decision maker for this project. Any person who provides written comments on the proposed project will become part of the public record.

PUBLIC HEARINGS ON THIS PROJECT:

A public hearing is required for this project. Notice of application has been given by posting the property and posting notices at City Hall, the Library, and the Post Office posted and property owners within 500' have been notified. All property owners within 500' of the property will receive a public hearing notice. The Hearing examiner will hold the public hearing and is the decision maker.

WHAT PERMITS WOULD THIS PROJECT NEED? WHAT STUDIES HAVE BEEN REQUESTED?

<i>Site Plan Review</i>	<i>Building Permits</i>	<i>Clearing and Grading Permit</i>
<i>Geotechnical Report</i>	<i>Traffic Assessment</i>	

WHAT CITY OF DUVALL REGULATIONS WILL APPLY TO THIS PROJECT?

Public Works Development Design Standards, Duvall Municipal Code, and 2006 City of Duvall Comprehensive Plan

ARE THERE ANY EXISTING ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT?

<i>SEPA checklist</i>	<i>Traffic Impact Assessment</i>	<i>Wetland Reconnaissance Report</i>
<i>Preliminary Geotechnical Report</i>	<i>Technical Information Report</i>	

APPEALS

You may request a copy of any decision, and your appeal rights by calling the Planning Department at (425) 788-2779.

For more information: The application materials for this project are contained in the official file, which is available at the Planning Department. Questions can be directed to Lara Thomas, Senior Planner, at (425) 788-2779.

Lara Thomas, Senior Planner, City of Duvall

March 6, 2008
Issue Date